

Heritage Business Park

11655 Independence Pky, Frisco, TX 75035

Presented by
Modern Capital Ventures



Price: \$33.50 /SF/YR

Highlights of floor space:

- 3 x Exam Rooms
- 2 x Bathrooms (1 x Public, 1 x Staff)
- 1 x Doctor's Office
- 1 x Break Room (For Staff and Doctors)
- 1 x Waiting Room (For Patients)
- 1 x Admin Room for Checking in / out patients
- 1 x Storage Closet

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Modern and fully furnished Medical/Professional Office available for lease for January 2027

Private, dedicated medical office suite offering exclusive occupancy with no shared office, treatment, or common workspace

Thoughtfully designed layout that optimizes patient flow and care, with ample walkway space throughout the suite

Conveniently located near the North Dallas Tollway and the Sam Rayburn Tollway

Located on Eldorado Parkway and Independence Parkway in Frisco



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Modern Capital Ventures

Frisco, TX 75034

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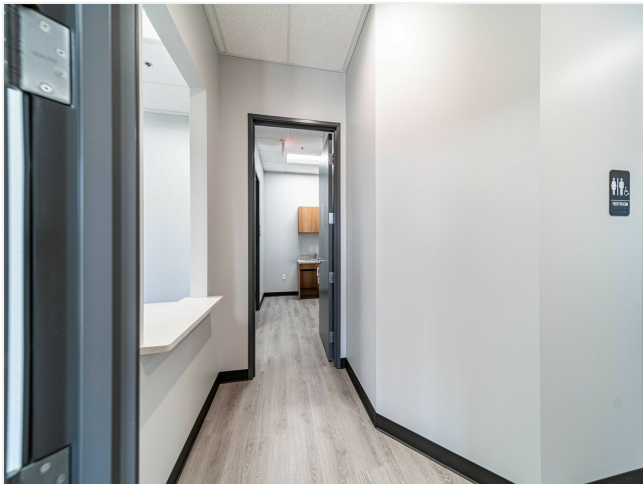
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Major Tenant Information

Tenant	SF Occupied	Lease Expired
Allstate	-	July 2028
Arise Functional Health Llc	-	
Health and Healing Pediatrics	-	
Texas Star Rehab And Performance Center-frisco	-	
Vita 10 IV therapy	-	September 2027
Vital Motion Chiropractic LLC	-	December 2026

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Listing space

1st Floor Ste 230

Space Available	1,319 SF
Rental Rate	\$33.50 /SF/YR
Date Available	January 01, 2027
Service Type	Triple Net (NNN)
Built Out As	Standard Medical
Space Type	Relet
Space Use	Office/Medical
Lease Term	3 - 5 Years

Tenant will have exclusive use of the entire suite—no shared office or clinical space.

Office includes:
3 x Exam Rooms, 2 x Bathrooms, 1 x Doctor's Office, 1 x Break Room, 1 x Waiting Room, 1 x Admin Room, 1 x Storage Closet

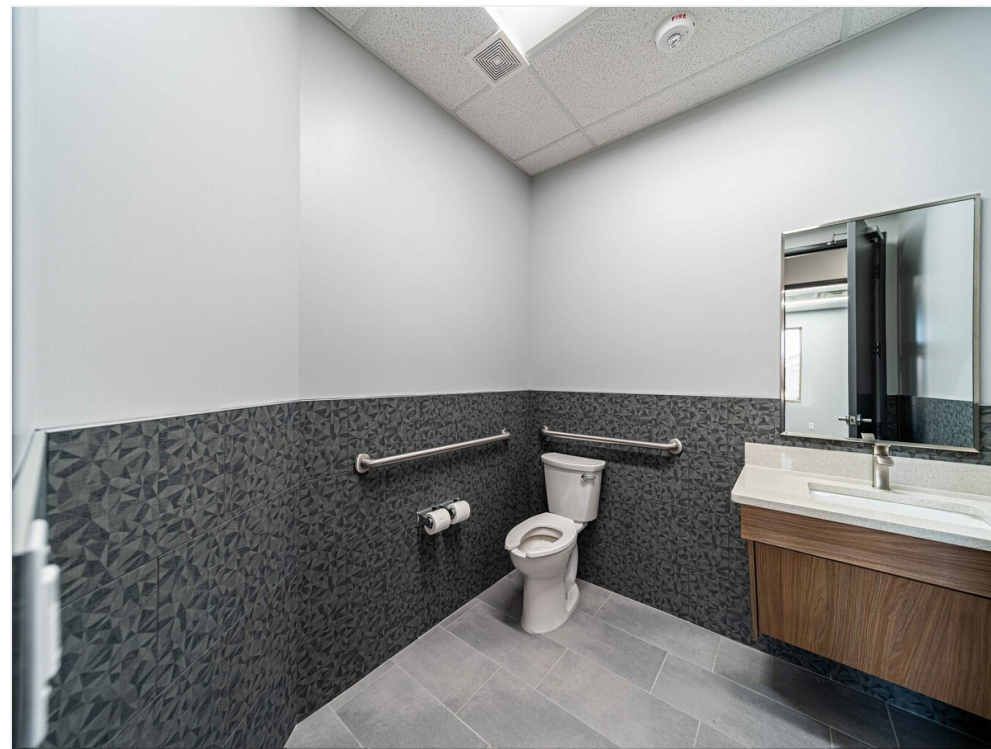
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Property Photos



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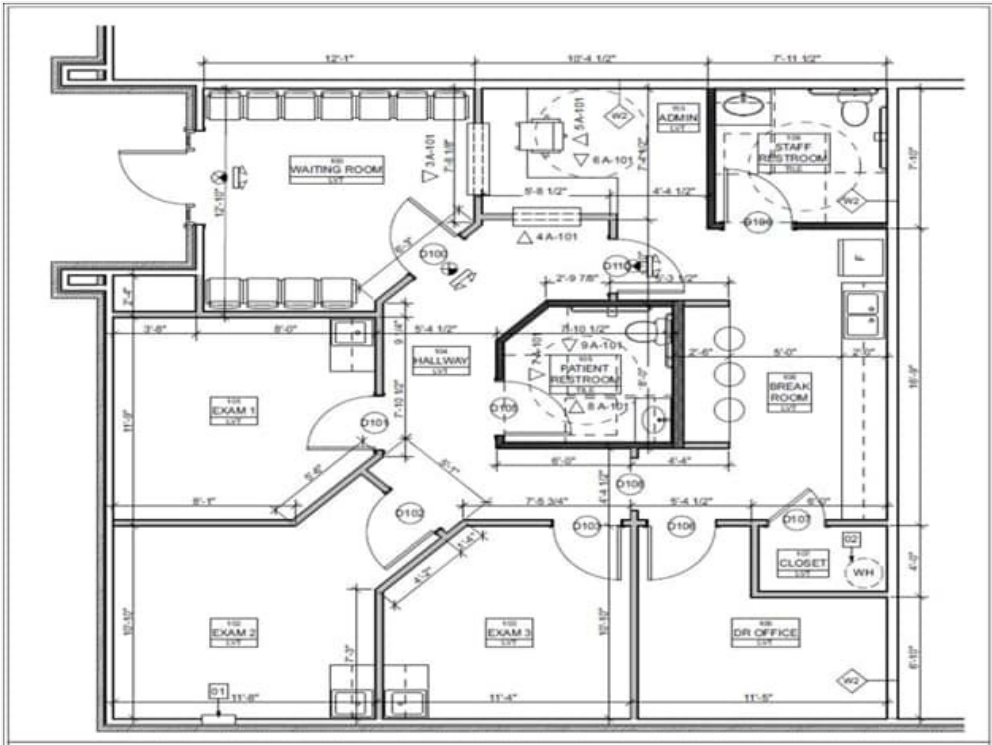
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Property Photos



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Property Photos



Aerial



Building Photo

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Property Photos



Building Photo

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Location

